

480 acres/194 hectares

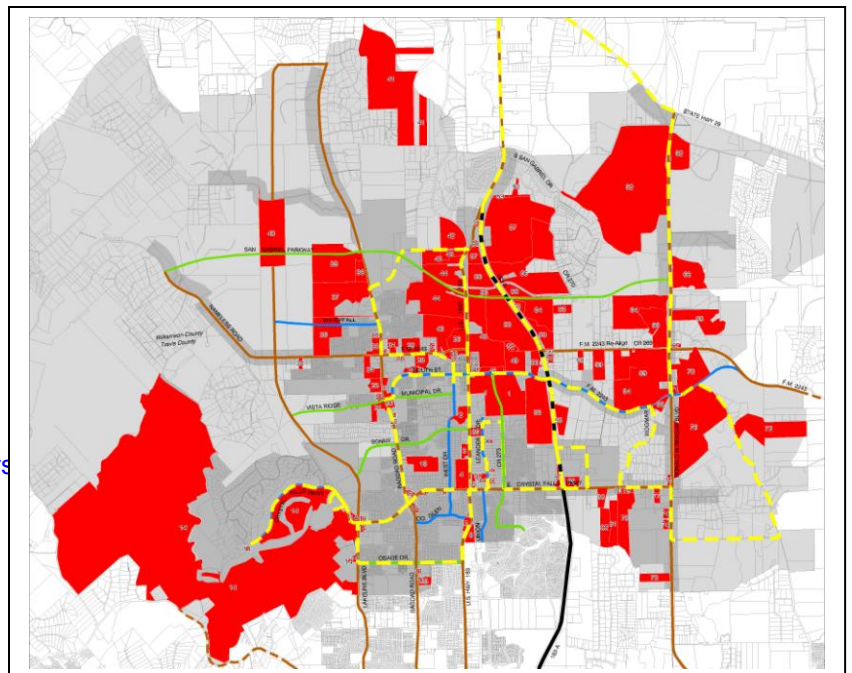
US 183 is 4.3 miles/6.9 km east

Utilities – Concept ONLY from utility partners

Greenfield with San Gabriel River

Extra-Territorial Jurisdiction

Mr. Bob Sedlor  
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<b>Property</b>				
Total Acreage: 480 acres/194 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 281, Sec. K, L, Q, U, V, Z	
<b>Location</b>				
City: Leander			County: Williamson	
Address/Directions: Located between US Highway 183 and County Road (CR) 279 (Bagdad Rd), North of Farm-to-Market (FM) 2243 and South of State Highway (SH) 29				
Within City Limits: No			Distance from City Limits: 1 mile/1.6 kilometers	
Distance to US Highways: 4.3 miles/6.9 kilometers Distance to Interstate Highways: 19 miles/30.6 kilometers			Type of Zoning: Not Applicable (Extra-Territorial Jurisdiction)	
<b>General Site Information</b>				
Previous Use of Site: Open Land		General Condition: Excellent		Dimensions: 8,250 x 5,000 feet/2,515 x 1,524 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable, frequently flooded, 1 to 16 percent slopes				Shrink/Swell Capacity: Low to Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
<b>Improvements</b>				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Rare, Large Tract in High Growth Area. Panoramic Views, Bluffs, Ponds, Pastures, San Gabriel River Frontage		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Private gated estate, family enclave, corporate retreat or commercial development		
Deed Restriction(s): No		Covenants: No		
<b>Utilities</b>				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: Not Applicable Pressure: Not Applicable		Sewer - Size of Nearest Line: Not Applicable
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: <a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a>
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: Not Applicable			Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 3.8 miles/6.1 km southeast of the site
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: <a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a>
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: <a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a>
<b>Sales Information</b>				
Contact: Mr. Bob Sedlor	Phone: (512) 517-8241	Facs: (512) 869-4856	Email: <a href="mailto:BSedlor@CBUnited.com">BSedlor@CBUnited.com</a>	Web Site: <a href="http://www.CBCUnitedRealtors.com">www.CBCUnitedRealtors.com</a>
Sales Price: \$22,000 per acre/\$10,560,000			Lease Price: Not Applicable	
Comments: This beautiful tract is in close proximity to major highways. Light rail offers easy access to growing business centers, workplaces, retail, restaurants and entertainment. This is a unique opportunity, in one of Texas's fastest growing areas, for prudent investors to work with a seller that assumes a cooperative approach in considering all serious offers in which the interest of both buyer and seller are met.				